



£239,950

At a glance...



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COUNCIL
TAX

N/A (Previously B)

**holland
& odam**

36 St. Marys Road
Meare
Glastonbury
Somerset
BA6 9SP

TO VIEW

30 High Street, Glastonbury,
Somerset BA6 9DX

01458 833123

glastonbury@hollandandodam.co.uk



Directions

On entering Glastonbury from Street/Bridgwater, at the main roundabout (B & Q on the left), take the second exit onto the by-pass. Proceed straight ahead at the first roundabout and at the second roundabout take the first exit signposted to Meare. Continue into the village, whereby the property can be found along on the right hand side.

Services

Mains electricity, gas, water and drainage are connected. Electric heating

Local Authority

Somerset Council
0300 1232224
somerset.gov.uk

Tenure

Freehold

The property is currently classified as 'Holiday Accommodation' and is therefore subject to business rates rather than council tax.

There are no restrictions preventing it from being reverted to a residential property.



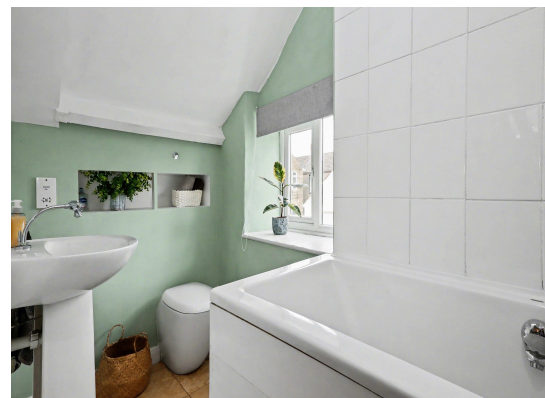
Location

Meare is a rural village set on the picturesque Somerset Levels, 4 miles to the west of Glastonbury. The village provides a primary school, parish church, farm shop and two public houses within walking distance. The historic town of Glastonbury offers a range of shopping facilities, St Dunstan's Community School and Millfield Preparatory School in Edgarley. Street is within 6 miles and provides a further choice of shopping facilities, Strode College and Strode Theatre. The M5 (junction 22) is within 12 miles, Bristol International Airport 22 miles and the nearest main line rail link to London Paddington is at Castle Cary, 19 miles.

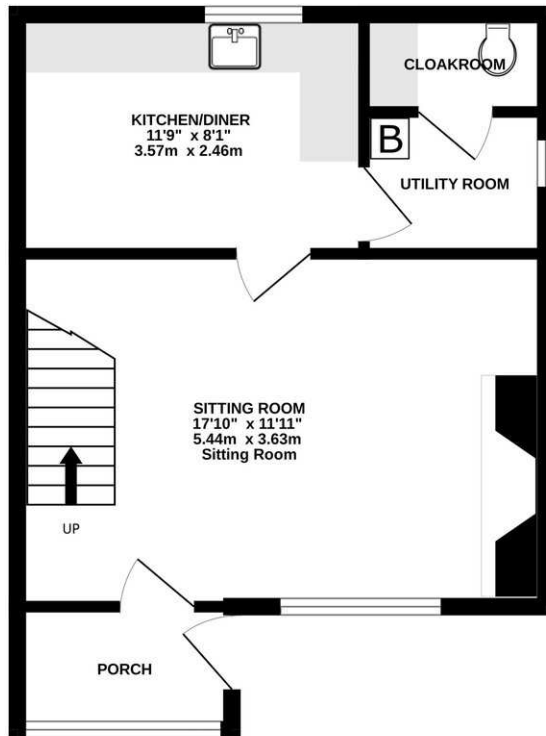
Insight

A charming, and well presented cottage blending modern comforts with character features. The property offers a lovely sitting room with original inglenook fireplace and flagstone flooring, two bedrooms, and off street parking. Available with no onward chain, this fantastic is a fantastic opportunity for first time buyers and investors alike.

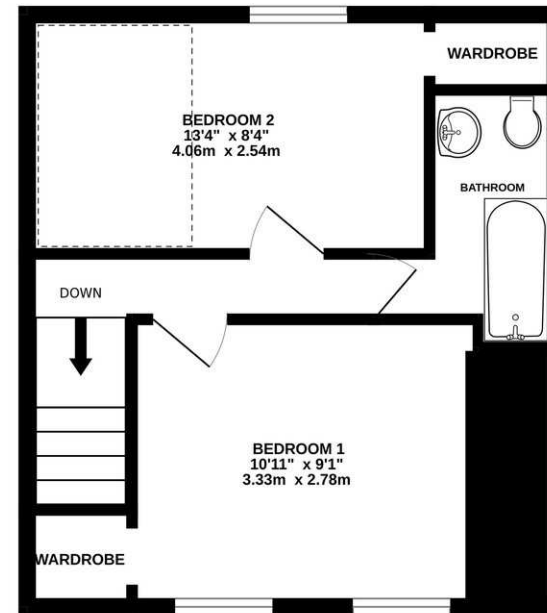
- Charming two bedroom cottage blending modern comforts with character features throughout
- Entrance porch leading into a spacious sitting room with beautiful inglenook fireplace and wood-burning stove
- Well equipped kitchen/dining room fitted with a range of modern shaker style wall and base units, with flagstone flooring underfoot that flows throughout the ground floor.
- Adjoining the kitchen is a practical utility room housing the boiler, and offers a useful WC.
- Two generous double bedrooms positioned on the first floor, both of which are serviced by the modern family bathroom with toilet, basin and bath with shower over.
- Attractive south-facing front garden, mainly laid to lawn with patio area.
- Off road parking and sheltered seating space ideal for outdoor relaxation.
- Successfully run as a self-catering holiday accommodation and available to purchase with no onward chain.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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